

Minutes of the Planning Commission Regular Meeting of Tuesday, October 18, 2016
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA

CALL TO ORDER 7:00 P.M.

ROLL CALL

Planning Commission members Present: McCune, Mates, Simpson, MacDonald, Chamberlin, Goldfarb, Majeski

Planning Commission members Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie, Assistant Planner Langbauer, Associate Planner Gill, Principal Planner, DiDonato, Administrative Assistant, Turning

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Kathleen Miller inquired about current or future planned building in the San Juan Canyon. Community Development Director de Melo noted there is no current or future plans to build in the San Juan Canyon. He would be in contact with her should she have further questions.

PUBLIC HEARINGS

1103 North Road

Assistant Planner Langbauer summarized the staff report recommending approval of the Single Family Design Review project.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, several commissioners had visited the site, no conclusions were made.

Staff responded to questions of the Commission.

There were no requests from the public to speak on this item, Chair McCune closed the Public Hearing.

Commission discussion ensued.

ACTION: ON A MOTION BY COMMISSIONER MACDONALD SECONDED BY COMMISSIONER SIMPSON APPROVING A SINGLE FAMILY DESIGN REVIEW AT 1103 NORTH ROAD (APPL. NO. 2016-0025) WITH THE ADDED CONDITION TO REPLACE THE JAPANESE PRIVOT AT 1 TO 1 REPLACEMENT FEE.

**PASSED: 6/0/1 (*Commissioner Mates recused as she lives within 500 ft. of the project*)
RESOLUTION 2016-0055.**

Chair McCune noted the item could be appealed within 10 calendar days.

Planning Commission Meeting Minutes of October 18, 2016

**Vacant Lot on El Camino Real and Harbor Boulevard adjacent to 1471 El Camino Real
(This item was continued from the July 19, 2016 Planning Commission Meeting)**

Principal Planner DiDonato summarized the staff report addressing commission concerns raised at the July 19, 2016 meeting.

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, several commissioners had visited the site, no conclusions were made.

Staff and Applicant Silva responded to questions of the Commission.

**Residents Ray Deveoux, Aniko Smith, Deniz Bolbol and Barbara Rothe expressed concerns regarding building bulk, design and lack a of parking spaces provided.
Chair McCune closed the Public Hearing.**

Commission discussion ensued.

ACTION: ON A MOTION BY COMMISSIONER MACDONALD SECONDED BY COMMISSIONER GOLDFARB TO DIRECT STAFF TO RETURN TO THE COMMISSION ON THE NOVEMBER 1, 2016 PLANNING COMMISSION MEETING WITH A RESOLUTION TO DENY A PARKING VARIANCE FOR THE CONSTRUCTION OF A 8,821 SQUARE FOOT OFFICE BUILDING ON A VACANT LOT ADJACENT TO 1471 EL CAMINO REAL (APN: 045-247-030)

PASSED: 7/0

Chair McCune noted the item could be appealed within 10 calendar days.

CITYWIDE - ZTA

Principal Planner DiDonato provided a presentation introducing proposed amendments to Section 4 (Residential) of the BZO, which would allow an increase in the permissible floor area for single family homes from 3,500 sq. ft. in R-1A, R-1B and R-1C districts, and 4,500 sq. ft. in R-1E and R-1H districts to 5,000 sq. ft. in all R-1 Districts.

Staff responded to questions from the Commission.

The Public Hearing was opened, public testimony was received by residents: Josh Powell, Maya Fallaha, Joann Gonzales, Theresa Gotshalk, Bessie Ip, Birgit Merian, Jennifer Lien, Ken Lien, Tran, Janet Pepe Davis, Scott Barton, Karen Shane, Pat Cuvicello, Deniz Bolbol, Claus Wallacher, Edwin Chan, Michael O'Neill, Nancy Mangini, Corrine Blum, Dale O'Harra, Joshua Portner, Kristin Mercer, Ethan Stock, Bonnie Pasantino for Daniel Pierce, Bob Doust, Carol Rossi, John Caufield, Aniko Smith, Matt Kerby, Lori Loberg, Donn Levine, Perry Kennan.

Chair McCune closed the Public Hearing.

Planning Commission Meeting Minutes of October 18, 2016

Discussion ensued, comments and recommendations were provided to staff.

This item was continued to a special meeting to be held on MONDAY, October 24, 2016 Planning Commission Meeting for Commission deliberation and recommendations to the City Council.

ADJOURNMENT at this time, being 11:00 PM

Colleen Turning
Recording Secretary

Meeting televised and web streamed.